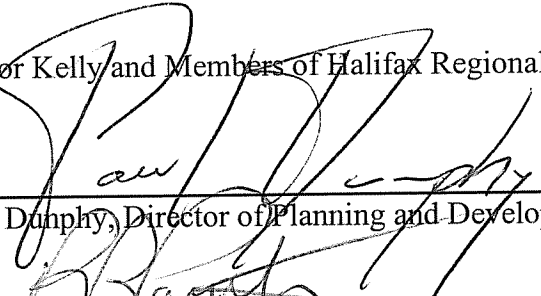
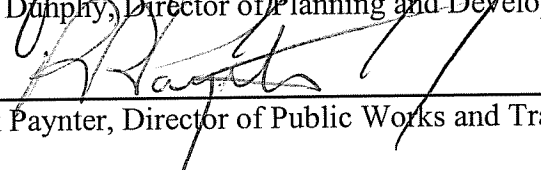


**Halifax Regional Council**  
**November 4, 2003**

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:**   
Paul Dunphy, Director of Planning and Development Services

  
Rick Paynter, Director of Public Works and Transportation

**DATE:** October 29, 2003

**SUBJECT:** **Sisters of Charity Motherhouse Property Re-development**

---

**INFORMATION REPORT**

**ORIGIN:**

Expressions of interest were requested by Environmental Design and Management Limited, on behalf of the Sisters of Charity, in May 2003 for re-development of the Motherhouse property. This property is in Rockingham off the Bedford Highway and is approximately 70 acres in size.

**BACKGROUND AND DISCUSSION:**

Staff has had meetings with developers interested in submitting proposals and EDM on behalf of the Sisters of Charity. During those discussions EDM asked about options for a second access to the property to meet fire and access requirements. The Sisters of Charity have not requested and may not support the development of a limited access roadway through their lands. It is expected that the Sisters of Charity will announce the successful developer shortly.

Staff is of the strong opinion, given this potential opportunity, that staff should be in a position to provide Regional Council with the best option for a major collector roadway connection between the Fairview Interchange and the areas feeding into Dunbrack Street and Lacewood Drive.

In late October, staff requested proposals from pre-qualified transportation consultants for a Lacewood Connector options study. The purpose of this study is to assist in determining the best opportunity to create a major collector roadway connection between the Fairview Interchange and the areas feeding into Dunbrack Street and Lacewood Drive. Currently, this traffic uses Flamingo Drive, Bayview Drive, or Lacewood Drive to make this trip. The social and safety impacts of high

traffic volumes on Flamingo Drive and Bayview Drive and the capacity constraints on Lacewood Drive at Dutch Village Road dictate that a more appropriate and effective solution to traffic management be developed. At a minimum, the study will consider the following two options.

The first option is described in the Halifax Transportation Study (UMA, August 1994). This plan consists of widening Lacewood Drive to a four-lane cross-section through to Joseph Howe Drive.

The second option involves the construction of a new major collector roadway from Bedford Highway to Lacewood Drive by extending the existing Seton Road through the lands of the Sisters of Charity. Consideration of this option is possible as a result of the Sisters of Charity considering re-development of their lands off the Bedford Highway.

The consultant's report should be available in early January 2004. By that time we also may have an application for re-development of the property of the Sisters of Charity. Staff will provide an update to Regional Council in late January 2004.

**ALTERNATIVES:**

None at this time.

**BUDGET IMPLICATIONS:**

The study is anticipated to cost between \$15,000 and \$20,000. It will be funded from the approved capital budget for Traffic Calming Consultant Studies (CTR00423).

**FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN:**

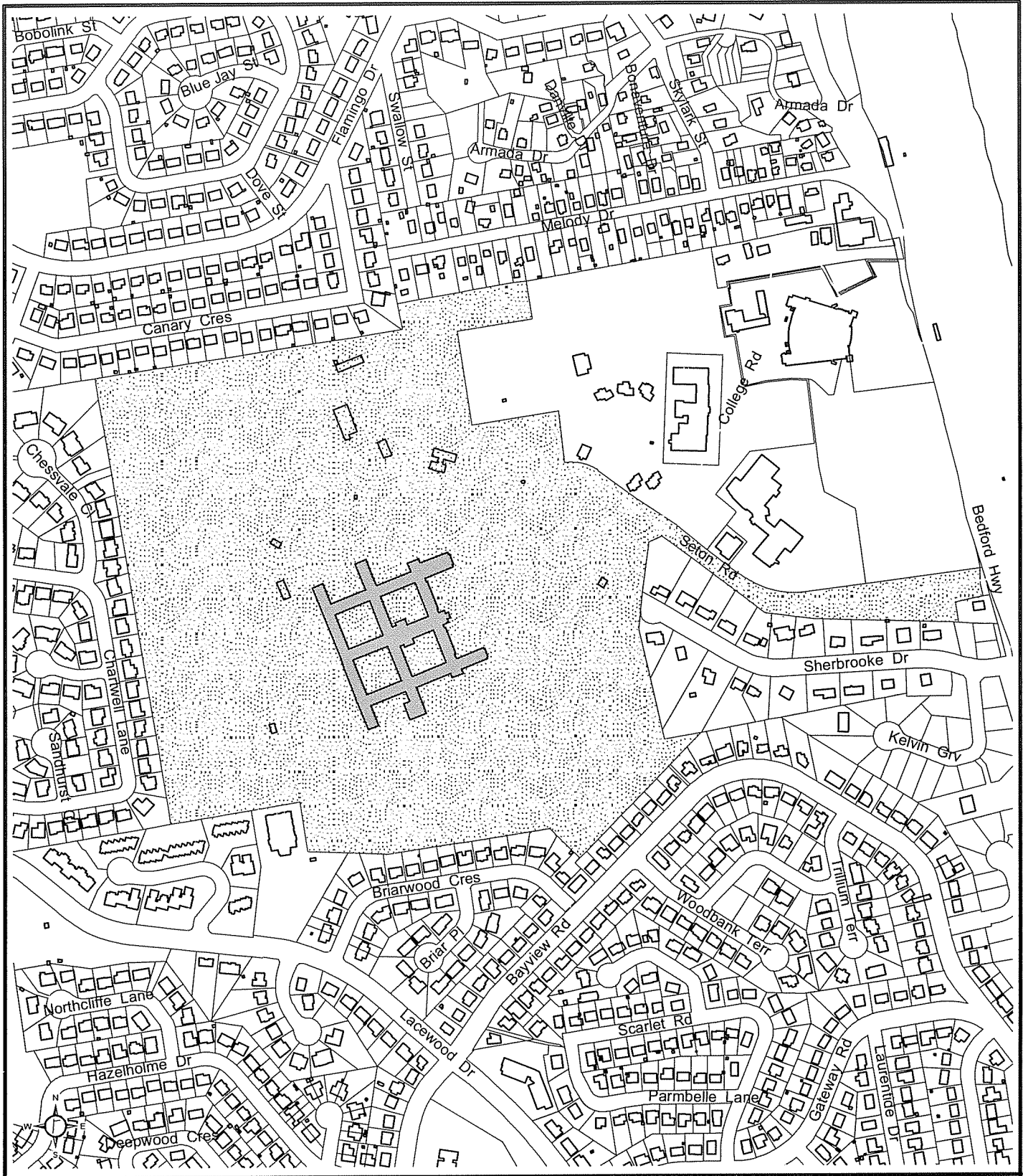
This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

**ATTACHMENTS:**

Location Map

cc: District 16 Planning Advisory Committee

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.  
Report Prepared by: Angus Schaffenburg, Planner II at 490-4495 and David McCusker, P.Eng. Manager, Regional Transportation at 490-6696



Location Map  
 Lands of  
 Sisters of Charity  
 Halifax Plan Area



**HALIFAX**  
 REGIONAL MUNICIPALITY  
 PLANNING AND  
 DEVELOPMENT SERVICES

HRM does not guarantee the accuracy  
 of any representation on this plan.

**Halifax Regional Municipality  
Council Report Sign-Off Sheet**

**Subject: Sisters of Charity Motherhouse Property Re-development**

Meeting Date:  Regular Council  COW  In Camera  
 Information Report

Prepared by:  
 Angus E. Schaffenburg, Planning and Development Services and David McCusker, P.Eng. Manager, Regional Transportation October 29, 2003

- First Draft for Information Only**
- Consultation**
- Approval**

√	Stakeholder -Internal	Approved By	Date & Time	Revised Date	Initial
	Not Required (Issue unique to originating Business Unit)				
	By-Law Rationalization				
	EMS				
	Finance				
	Fire				
	H R				
	Legal				
	P & D				
	Police				
	PWT				
	RPAM				
	RTC				
✓	Regional Planning	David McCusker, P.Eng. Manager, Regional Transportation	October 29, 2003		
	Shared				
	Library				
	RCMP				
	Water Commission				